

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 11/15/2016	(3) CONTACT/PHONE Jay Johnson / 805-781-4573	
(4) SUBJECT Request by the Department of Planning and Building for authorization to process updates to the Coastal Zone Land Use Ordinance and the North Coast Area Plan to expand the Cambria Transfer of Development Credits program. District 2.			
(5) RECOMMENDED ACTION It is recommended that the Board Authorize processing of updates to the Coastal Zone Land Use Ordinance and the North Coast Area Plan to expand the Cambria Transfer of Development Credits program.			
(6) FUNDING SOURCE(S) N/A	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT { } Consent { } Presentation { } Hearing (Time Est. ____) {x} Board Business (Time Est. <u>20 minutes</u>)			
(11) EXECUTED DOCUMENTS { } Resolutions { } Contracts { } Ordinances {x} N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: { } 4/5 Vote Required {x} N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY {X} N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 2			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Jay Johnson

VIA: Matt Janssen, Division Manager, Policies and Programs

DATE: 11/15/2016

SUBJECT: Request by the Department of Planning and Building for authorization to process updates to the Coastal Zone Land Use Ordinance and the North Coast Area Plan to expand the Cambria Transfer of Development Credits program. District 2.

RECOMMENDATION

It is recommended that the Board authorize processing of updates to the Coastal Zone Land Use Ordinance and the North Coast Area Plan to expand the Cambria Transfer of Development Credits program.

DISCUSSION

The Cambria Transfer of Development Credits (TDC) program was established in the late 1980's as a way to address concerns over the development of antiquated and substandard lots in Cambria. Several thousand parcels created in the 1920's and 1930's are located on densely forested and steeply sloped lands. Rapid development threatened the rare Monterey Pine Forest and presented erosion and sedimentation concerns, as well as further straining the area's already limited water supply.

The TDC program voluntarily retires lots within designated Sensitive Resource Areas of Monterey Pine Forest Habitat by recording a conservation easement or other document on the property. The building potential of the retired lot is then transferred to a buildable lot to allow for development of dwellings with a larger square footage than would otherwise be allowed by planning area standards. The San Luis Obispo Land Conservancy manages the program, coordinating land purchases or donations with lot owners and eventually turning the land over to the Cambria Community Services District (CCSD) for long term management.

Currently, only lots in the Lodge Hill neighborhood within designated Special Project Areas (Attachment 1 - Graphics) of the Monterey Pine Forest Habitat area can be retired into conservation. These areas were prioritized for conservation after they were identified as having high conservation value and significant development constraints. The San Luis Obispo Land Conservancy has purchased over 350 individual lots in this area.

Owners of lots in other areas of Cambria do not have the option to participate in the Cambria TDC program. Authorizing this amendment for processing would allow staff to prepare amendments to expand the program to allow small lots anywhere within the Monterey Pine Forest Habitat Area to qualify as source parcels. Expanding the program would provide owners of lots in other areas with the option to sell or donate their land to the Land Conservancy.

Owners of vacant parcels are not required to sell or donate their property. Some vacant lot owners are on the CCSD water waitlist to receive water service. Others have the option of acquiring and moving a meter or CCSD waitlist position from another lot. Expanding the TDC program would provide these owners with the option to sell or donate the land to the Land Conservancy under the TDC program. This would result in a conservation easement being recorded on the land.

Expansion of the TDC Program is consistent with the North Coast Area Plan that includes a provision to expand the TDC Program to include more areas within the community of Cambria. *"The County, the CCSD, local nonprofit organizations, and the local Land Conservancy should promote expansion of the TDC Program to include more areas within the community of Cambria."*

Additionally, expansion of the TDC program is an important implementation measure of the CCSD's Buildout Reduction Program (BRP). The CCSD has expressed of the proposed TDC expansion because it will assist with implementation of the BRP. The BRP aims to conserve water, minimize infrastructure impacts, and preserve Cambria's forests and open space. The BRP calls for a maximum of 4,650 residential water connections, a number consistent with County and Coastal Commission recommendations.

Authority

Unlike the processing of land use permits, the first step when considering requested changes to the general plan, specific plan or land use ordinance is for your Board to determine whether to initiate the amendment (i.e. to "authorize" processing of the amendment or not). If your Board authorizes this request for processing, staff will initiate the update process and return to the Board as necessary for direction and later present the updates to the Planning Commission and to your Board for consideration and adoption.

OTHER AGENCY INVOLVEMENT/IMPACT

Staff conducted preliminary discussions with representatives from the CCSD and the Land Conservancy. If the project is authorized for processing, staff will continue discussions and will conduct outreach to the North Coast Advisory Council and affected public agencies.

FINANCIAL CONSIDERATIONS

Staff would complete work on this amendment under existing allocated funds. The Department presents the Priorities Report to the Board in February and October during identified Strategic Planning Sessions. On October 11, 2016, the Department presented the latest comprehensive priority and workload update to the Board. The Transfer of Development Credits Clean Up item was listed on the secondary set of priorities to be completed if time permits.

BUSINESS IMPACT STATEMENT

Expansion of this program could potentially result in an increase in work for the building industry due to the construction of larger homes; however, it is not expected to have a significant impact on business.

RESULTS

If your Board chooses to authorize processing of updates to the Coastal Zone Land Use Ordinance and the North Coast Area Plan to expand the Cambria Transfer of Development Credits program, staff will conduct outreach and prepare the Public Review Draft and Public Hearing Draft, facilitate environmental review, and bring the update to the Planning Commission for public hearings and recommendation to your Board. The result will be an expanded TDC program consistent with the North Coast Area Plan.

Authorizing the TDC program update is consistent with communitywide results of encouraging a safe, a healthy and livable community.

Not authorizing the update will stop the further processing of the amendment and the Cambria TDC program would remain unchanged.

ATTACHMENTS

1. Attachment 1 - Graphics